



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

October 10, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**PACOIMA GENERAL REFURBISHMENT PROJECT
AWARD CONSTRUCTION CONTRACT
SPECS. F0003; C.P. 88918
(3-VOTES) (THIRD DISTRICT)**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICE THAT
YOUR BOARD, ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED
FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY:**

1. Approve the revised total budget of \$2,326,413 for the Pacoima General Refurbishment Project.
2. Award a construction contract in the amount of \$1,470,000 to G Coast Construction for the Pacoima General Refurbishment Project, and authorize the Fire Chief of the Consolidated Fire Protection District to prepare and execute the contract in the form previously approved by County Counsel.
3. Authorize the Fire Chief to make changes to the plans and specifications as needed and approve change orders, up to an aggregate maximum amount of \$147,500 (10 percent of the construction contract amount).

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDALE
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

Approval of the above recommendations will allow the Consolidated Fire Protection District (the Fire District) to award a construction contract to G Coast Construction, the lowest responsive and responsible bidder for the Pacoima General Refurbishment Project.

The proposed refurbishments at the Fire District's Pacoima Complex include: construction of perimeter fencing and a security entrance gate/guardhouse to protect equipment, vehicles, and helicopters from theft and vandalism; renovation of the Materials Management Warehouse restroom for Title 8 and ADA compliance; and installation of a storm and sewer line connection to the City of Los Angeles sewer system in replacement of saturated leech fields.

Implementation of Strategic Plan Goals

The proposed project is consistent with the County's Strategic Plan Goals of Fiscal Responsibility, Service Excellence, and Health and Mental Health in that it invests in public safety infrastructure, provides facilities for the Fire District's diverse workforce, and replaces an outdated waste management system with a more sanitary and environmentally sound system.

FISCAL IMPACT/FINANCING:

The lowest responsive and responsible bid was received from G Coast Construction in the amount of \$1,475,000 (Enclosure B), and is \$234,585 higher than the construction estimate approved by your Board on April 18, 2006. The contract award amount will be \$1,470,000, which is \$5,000 less than the base contract bid amount, to account for the \$5,000 paid to G Coast Construction for preparation of the baseline construction schedule. The total revised project cost is \$2,326,413, which reflects the aforementioned construction cost increase, a \$30,000 increase in construction administration fees, a \$5,000 increase in Affirmative Action Compliance fees, and a \$23,459 increase in the change order fund to equal ten percent of the base construction bid amount. Sufficient funding is available in the Fire District's FY 2006-07 Capital Projects Budget to complete construction of the proposed project. The Project Schedule and Budget Summary are enclosed (Enclosure A).

The total project budget of \$2,326,413 is funded by the Fire District's Accumulated Capital Outlay Fund and Operating Budget.

Operating Budget Impact

Upon completion of the Pacoima General Refurbishment Project, there will be no impact to the operating budget because it renovates existing infrastructure.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

A standard contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract, if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on September 19, 1997, and as a threshold requirement for consideration for contract award, bidders were required to attest their willingness to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees and shall require each subcontractor to notify its employees about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

G Coast Construction is in full compliance with Los Angeles Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION:

On April 18, 2006, your Board found that the proposed project is categorically exempt from the provisions of CEQA, pursuant to Sections 15301 (a, d), 15302 (c), and 15303 (c, d, e) of the State CEQA Guidelines. In accordance with the County Environmental Document Reporting Procedures and Guidelines that your Board approved on November 17, 1987, the proposed project qualifies within Class 1, 2, and 3 for categorical exemption from CEQA.

CONTRACTING PROCESS:

On April 18, 2006, your Board adopted plans and specifications and authorized advertising for construction bids for the Pacoima General Refurbishment Project at the Fire District's Pacoima Complex, located at 12605 Osborne Street, Pacoima. Plans and specifications were made available to the public at the Department of Public Works in Alhambra. Nine firms requested and received plans and specifications.

On May 25, 2006, a pre-bid conference was held on-site and three contractors attended. On June 15, 2006, six sealed bids were received. Y Ko Construction submitted the lowest bid in the amount of \$1,186,000, and subsequently withdrew its bid. Upon evaluation of the remaining bids, G Coast Construction was then determined to be the lowest responsive and responsible bidder meeting the criteria adopted by your Board. In accordance with your Board's authorization, a consultant services agreement was entered into with the apparent lowest responsive bidder, G Coast Construction, to prepare a baseline construction schedule for a not-to-exceed fee of \$5,000. We have reviewed the baseline construction schedule submitted by G Coast Construction and have determined that it is acceptable. As specified in the project specifications, the payment of \$5,000 will be deducted from the amount of the construction contract.

To ensure the contract was awarded to a responsible contractor with a satisfactory performance history, bidders were required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions. The information reported by G Coast Construction was considered before making this recommendation to approve execution of the contract. In addition, G Coast Construction maintains a 3-year contracting history on file with Public Works.

As requested by your Board on February 3, 1998, this opportunity was listed on the "Doing Business with Us" website.

IMPACT ON CURRENT SERVICES:

There will be no negative impact on current County services or projects during or after the construction. Operations at the Pacoima Complex will continue uninterrupted during construction.

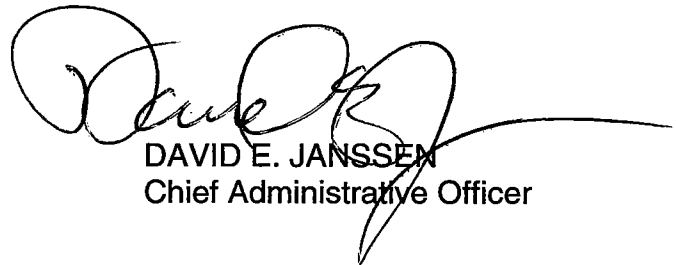
CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Officer (Capital Projects Division) and two adopted copies to the Fire District (Executive Office and Construction and Maintenance Division).

Respectfully submitted,



P. MICHAEL FREEMAN
Fire Chief



DAVID E. JANSSEN
Chief Administrative Officer

PMF:fs

Enclosures A-C

cc: Executive Officer
County Counsel
Department of Public Services
Office of Affirmative Action

ENCLOSURE A

**PACOIMA GENERAL REFURBISHMENT PROJECT
AWARD OF CONSTRUCTION CONTRACT**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Project Needs Assessment *	7/31/03	7/31/03
Project Feasibility *	1/31/03	1/31/03
Project Program *	4/30/04	4/30/04
Design		
Construction Document Submittal *	3/25/05	3/25/05
Jurisdictional Approval*	4/01/05	4/01/05
Construction Bid and Award	6/13/06	9/19/06
Construction		
Substantial Completion	2/05/07	6/15/07
Project Acceptance	4/03/07	8/14/07

*** Completed Activities**

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget	Impact of this Action	Revised Project Budget
Land Acquisition	\$ 0	-	\$ 0
Construction			
(a) Base Construction	\$ 1,240,415	\$ 234,585	\$ 1,475,000
(b) Change Order Fund	\$ 124,041	\$ 23,459	\$ 147,500
Subtotal	\$ 1,364,456	\$ 258,044	\$ 1,622,500
Equipment			
(a) Telecommunications	\$ 10,000	-	\$ 10,000
(b) Utility Connection Fee	\$ 10,000		\$ 10,000
Subtotal	\$ 20,000		\$ 20,000
Design			
(a) Plans and Specifications	\$ 159,369	-	\$ 159,369
(b) Construction	\$ 45,000	\$ 30,000	\$ 75,000
Administration	\$ 204,369		\$ 234,369
Subtotal			
Consultant Services			
(a) Special Inspection	\$ 100,000	-	\$ 100,000
(b) Project Management	\$ 95,000		\$ 95,000
Subtotal	\$ 195,000		\$ 195,000
Other Expenditures			
(a) Contingency	\$ 81,000	-	\$ 81,000
(b) Printing & Legal	\$ 382		\$ 382
Subtotal	\$ 81,382		\$ 81,382
Jurisdictional Review and Plan Check	\$ 13,346	-	\$ 13,346
County Services:			
(a) Affirmative Action	\$ 2,500	\$ 5,000	\$ 7,500
(b) Department of Public Works – AED Services	\$ 152,316	-	\$ 152,316
Subtotal	\$ 154,816		\$ 159,816
TOTAL	\$ 2,033,369	\$ 293,044	\$ 2,326,413

ENCLOSURE B**PACOIMA GENERAL REFURBISHMENT PROJECT
AWARD OF CONSTRUCTION CONTRACT**

The proposed project at the Fire District's Pacoima Complex will construct a perimeter fence and an entrance gate/guardhouse; renovate the Materials Management Warehouse restroom for Title 8 and ADA compliance; and install a storm/sewer line connection to the City of Los Angeles sewer system, for an estimated construction cost of \$1,240,415.

Bid Opening Date: June 15, 2006

Bid Summary:

The lowest Final Bid (the total of the Lump Sum Bid, 90-Day Extension Overhead, and any offset from SBE Preference) was determined as the lowest bid.

Contractor's Name	Lump Sum Bid	90-Day Extension Overhead	SBE Preference	Final Bid Amount to Determine Low Bidder
Y Ko Construction *	\$ 1,186,000	\$ 30,000	(\$50,000)	\$ 1,166,000
G Coast Construction	\$ 1,475,000	\$ 15,000	(\$50,000)	\$ 1,440,000
Torres Construction	\$ 1,431,000	\$ 15,000	NO	\$ 1,446,000
Tobo Construction	\$ 1,459,000	\$ 22,500	NO	\$ 1,481,500
Pima Corporation	\$ 1,488,880	\$ 6,000	NO	\$ 1,494,880
LA Builders	\$ 1,544,000	\$ 20,310	NO	\$ 1,564,310

* Bid Withdrawn